

Environmental Committee Meeting Minutes: January 10, 2008

Roll Call:

Members present:

Laurie Cannon, Chair, Environmental Advisory Committee
Frank C. Cosentino, FMERPA Executive Director
Diane Canterbury, FMERPA Project Manager
Public Member Ed Dlugosz
Public Member Ben Forest
Public Member Faith Teitelbaum

Guests present:

Joe Fallon, U.S. Army
Ellynn Kahle, Oceanport Borough Council
Tom Mahedy
Greg Pollack, Weston Solutions
Julie Carver, Matrix Design Group (via telecon)
Steven Young, Matrix Design Group (via telecon)

The meeting convened at 7:00 p.m.

Frank Cosentino began the meeting with an update on the upcoming presentation to the public concerning FMERPA's Conceptual Plan and Alternatives for the reuse of Fort Monmouth. He spoke about the conceptual aspect of it, the necessity for public input, the timing of the process and eventual release of the final plan, and when it would go to the Governor for final approval.

Member Faith Teitelbaum, from the Sierra Club, spoke about reusable/sustainable energy and possible "green" concepts that could be used in the final plan. She suggested that buildings could be lead certified; we could start with a carbon emissions baseline and then work towards making them smaller and smaller. She also spoke about the "Cool Cities" Campaign being launched by the Sierra Club across the country. They are hosting a breakfast on March 8, 2008 at the Middletown Arts Center from 9 am to 12 pm. Dr. Patrick Hoosay, a Professor at Stockton College, who teaches courses related to Sustainability and Environmental Policy, will be the speaker at the event. Also speaking at the event will be Professor Zuti from Rutgers, and he will address the effects of global warming in Monmouth County specifically. The Monmouth County mayors, town council members, and environmental commission members will be invited to attend. Faith asked that the town mayors on the FMERPA be alerted to the fact that this event was coming up and Frank Cosentino said that he would let them know.

On conference call, Julie Carver and Steve Young of Matrix Design Group, addressed the committee regarding environmental concerns on the Fort Monmouth property and how that would impact the redevelopment of the property. They reported that there were a lot of sites that are still undergoing investigation or remediation. Twenty-seven sites were identified that the Army said had a NFA (no further action) status or were awaiting a NFA status. They noted that the environmental information will be constantly changing, over time, and that

they would be advising the re-use planning team as to the changes that need to be incorporated because of environmental issues.

Joe Fallon, from the Army, stated that all the data of the Phase 2 work will be in the hands of Shaw (Engineering) by the end of January. Joe informed Matrix that Shaw is present with the army when all samples are taken. The army's next RAB (Restoration Advisory Board) Meeting is April 1, 2008. They expect the Phase 2 Report will be presented at the July meeting. Julie Carver also spoke about the importance of the data gaps in relation to the total plan and assured us that there were no issues where there is an environmental site that is in clear conflict with the "concept plan". She stated that there was a need to understand how land use and environmental solutions may fit together. What is important now is understanding the NJDEP's position on land conditions at Fort Monmouth so we can go forward with the plan to move the property. For instance, we may find that the economic analysis brings forward a piece of property that needs to be moved quickly, and then the Army may have to re-prioritize what pieces of land they are working on next. We are not at the point in the process where we have decided if any particular landfill has been properly closed, maintained, etc. Most of the landfill areas, in the initial conceptual plan, are proposed to remain as open space. Our next step will be to have a meeting with the NJDEP, FMERPA, the Army, and the Matrix consultants to go over the gap analysis and clear up any questions. We also need to figure out if any of the NFA (no further action) sites will be "conditional" NFA's based on the history of the use of that piece of land. If there is a DER (Declaration of Environmental Restrictions), that would bring about a land-use control. With a DER you have to consider the risk of potential use vs. the total cost of clean-up. Furthermore, the cost of clean-up can mean actual dollar expense or the potential risk to the environment. Sometimes it's advisable to leave a property in a well-managed state rather than risk any harm to the environment by opening it up. As we get further along in the process, when we start to put the proposed uses in line with any potentially impaired properties, the community will have stronger opinions on use and placement. Currently there are 43 known clean-up sites on Fort Monmouth. 15 have unconditional NFAs approved by the NJDEP. Three additional sites are seeking unconditional NFAs, 3 sites will be seeking conditional NFAs, and there are 22 sites that are still being cleaned up.

Question from public member Tom Mahedy: Monmouth County has put in NOIs (notice of interest) for the open space areas which could include landfills/ wetlands....Couldn't the county taxpayers be looking at a hefty price tag for clean-up? He also stated that he is worried that the Army's Restoration Advisory Board has a lot of information that the Environmental sub-committee does not have.

The meeting concluded at 9:15 pm.